

**DECEMBER 2008
AVAILABILITY UPDATE
OFFICE**



Toronto - Financial Core

50 Bay Street

Operating Costs: \$9.41 Realty Taxes: \$8.73 Hydro: Included Total: \$18.14

Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
1400	11,695	\$26.50	April 2009	Perimeter offices, boardroom, open area, kitchen, high end finishes and excellent views
1401	2,538	\$26.50	April 2009	Open area, offices & kitchen

109 - 117 George Street

Operating Costs: \$6.53 Realty Taxes: \$4.90 Hydro: Included Total: \$11.43

Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
FULLY LEASED				

145 King Street West

Operating Costs: \$10.12 Realty Taxes: \$14.61 Hydro: \$1.60 Total: \$26.33

Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
1000	12,849	\$28.50	Immediately	Elevator exposure, perimeter and internal offices, kitchen, boardroom
1400	10,389	\$28.50	Immediately	Elevator exposure, base building condition
1720	2,550	\$28.50	January 1, 2009	3 offices plus servery
2001	5,393	\$28.50	Immediately	Open area, storage, 2 offices, reception area
2101	3,468	\$28.50	Immediately	Base building condition

150 King Street West - Sun Life Financial Centre

Operating Costs: \$12.83 Realty Taxes: \$14.94 Hydro: Included Total: \$27.77

Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
1200	13,701	\$29.50	Immediately	Fully improved, elevator exposure
2010	1,040	\$29.50	April 1, 2009	Open area
Retail	1,578	TBD	December 1, 2008	Base building condition
Retail	718	TBD	December 1, 2008	Base building condition
Retail	644	TBD	December 1, 2008	Base building condition
Retail	1,254	TBD	December 1, 2008	Base building condition
Retail	426	TBD	December 1, 2008	Base building condition
Retail	564	TBD	December 1, 2008	Base building condition

200 King Street West

Operating Costs: \$9.46 Realty Taxes: \$14.65 Hydro: \$2.86 Total: \$26.97

Leasing Contact: Perk DeMara (416) 813-3639 email: pdemara@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
2nd Floor	14,476	\$28.50	Immediately	2 1/2 foot raised floor throughout, open area, internal offices, high ceilings
8th Floor	9,570 *	\$28.50	Immediately	Base building condition
9th Floor	20,434 *	\$28.50	Immediately	Full floor, base building condition
13th Floor	20,357	\$28.50	Immediately	Base building condition
16th Floor	3,111	\$28.50	Immediately	Open area
1901	11,760	\$28.50	Immediately	Built out, kitchen, elevator exposure

* indicates contiguous space

100 Simcoe Street

Operating Costs: \$11.68 Realty Taxes: \$7.65 Hydro: Included Total: \$19.33

Leasing Contact: Andrew Boughner (416) 813-3636 email: aboughner@bentall.com

Suite	Sq/Ft	Net Rent	Availability	Comments
100	9,101	\$18.00	30 Days	Fully improved space, divisible by 1,500 - 6,000 sf
101	1,491	\$18.00	Immediately	Fully improved space

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55 University Avenue

Operating Costs: **\$10.98** Realty Taxes: **\$9.34** Hydro: **Included** Total: **\$20.32**

Leasing Contact: **Perk DeMara (416) 813-3639** email: pdemara@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
Mezzanine	3,943	\$28.00	Immediately	Open area / Base building condition
602	5,951	\$28.00	May 1, 2009	Mixture of private offices & open area with reception, boardroom & kitchen
608	1,904	\$28.00	May 1, 2009	Reception, 4 private offices, boardroom & kitchen
910	2,185	\$28.00	June 1, 2009	Perimeter offices, boardroom & kitchen
1005	757	\$28.00	Immediately	Open area / Base building condition
1800	4,662	\$28.00	January 1, 2009	Elevator exposure, 8 private offices, boardroom, kitchen and open area

250 University Avenue

Operating Costs: **\$14.36** Realty Taxes: **\$8.49** Hydro: **Included** Total: **\$22.85**

Leasing Contact: **Mark RZadki (416) 681-6266** email: mrzadki@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
100	11,000	Negotiable	Immediately	or Mary Mowbray @ Colliers - 416-777-2200
200	15,241	\$23.00	Immediately	Base building condition

Toronto - North / East

Corporate Plaza - 2075 Kennedy Road

Operating Costs: **\$9.08** Realty Taxes: **\$6.70** Hydro: **Included** Total: **\$15.78**

Leasing Contact: **Elaine Weldon (416) 813-3637** email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
Ground	442	Negotiable	Immediately	Base building condition

Steeles Technology Campus - Phase I Highway 404 & Steeles Ave. East (Low Rise)

Operating Costs: **\$11.15** Realty Taxes: **\$7.02** Hydro: **S/M** Total: **\$18.17**

Leasing Contact: **Mark RZadki (416) 681-6266** email: mrzadki@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
2 Lower Level	3,200	Negotiable	Immediately	Base building condition

3650 Victoria Park Avenue

Operating Costs: **\$9.31** Realty Taxes: **\$5.25** Hydro: **\$1.39** Total: **\$15.95**

Leasing Contact: **Elaine Weldon (416) 813-3637** email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
203	1,863	Negotiable	February 1, 2009	
800	17,484	Negotiable	Immediately	Built out

North York

York Mills Centre, Building I, 36 York Mills

Operating Costs: **\$10.12** Realty Taxes: **\$8.28** Hydro: **\$1.50** Total: **\$19.90**

Leasing Contact: **Elaine Weldon (416) 813-3637** email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
FULLY LEASED				

York Mills Centre, Building II, 20 York Mills

Operating Costs: **\$10.12** Realty Taxes: **\$8.28** Hydro: **\$1.50** Total: **\$19.90**

Leasing Contact: **Elaine Weldon (416) 813-3637** email: eweldon@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
300	26,583	Negotiable	August 1, 2009	

Bentall LP, Brokerage

The Information indicated, though accurate at the time of print, is subject to change without notice.

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North York

York Mills Centre, Building III, 10 York Mills

Operating Costs: **\$10.12** Realty Taxes: **\$8.28** Hydro: **\$1.50** Total: **\$19.90**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
202	1,439	Negotiable	Immediately	Leased thanks to Stan Krawitz, RF Real Estate Inc.
204	1,498	Negotiable	Immediately	Built out, upper retail no windows to outside
3rd Floor	31,899	Negotiable	August 1, 2009	
6th Floor	32,935	Negotiable	Immediately	Base building
7th Floor	21,475	Negotiable	Immediately	Base building

York Mills Centre, Building V, 4101 Yonge Street

Operating Costs: **\$10.12** Realty Taxes: **\$8.28** Hydro: **\$1.50** Total: **\$19.90**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
Suite 706	15,632	Negotiable	August 1, 2009	

North York City Centre - 5160 Yonge Street

Operating Costs: **\$9.75** Realty Taxes: **\$9.09** Hydro: **Included** Total: **\$18.84**

*** THIS IS NO LONGER A BENTALL PROPERTY**

5255 Yonge Street

Operating Costs: **\$9.12** Realty Taxes: **\$8.00** Hydro: **\$1.55** Total: **\$18.67**

Leasing Contact: **Elaine Weldon (416) 813-3637 email: eweldon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
705	2,343	Negotiable	Immediately	Built out, traditional office layout
801	3,212	Negotiable	Immediately	Base building condition
1101	2,567	Negotiable	Immediately	Model suite, built out, 2 offices with kitchenette
1201	4,227	Negotiable	Immediately	Built out, perimeter offices
1500	11,159	Negotiable	Immediately	Large cafeteria with balcony, large boardroom, gym facility, open area

5775 Yonge Street

Operating Costs: **\$10.75** Realty Taxes: **\$8.16** Hydro: **Included** Total: **\$18.91**

Leasing Contact: **Andrew Boughner (416) 813-3636 email: aboughner@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
602	1,101	\$16.50	Immediately	Built out
1005	2,953	\$16.50	Immediately	Built out
1215	6,715	\$16.50	Immediately	Base building condition, elevator lobby exposure
1700	8,836	\$16.50	Immediately	Base building condition, elevator lobby exposure
1800	3,423	\$16.50	Immediately	Base building condition, elevator lobby exposure

Richmond Hill

120 East Beaver Creek Road (Hwy 7 & Leslie Street)

Operating Costs: **\$7.65** Realty Taxes: **\$3.11** Hydro: **Included** Total: **\$10.76**

Leasing Contact: **Andrew Boughner (416) 813-3636 email: aboughner@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
200	3,483	\$15.50	Immediately	Base building condition, elevator exposure, divisible to 1,200 sf.

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Richmond Hill

1550 16th Avenue (Leslie & Hwy 7)

Operating Costs: **\$2.63** Realty Taxes: **\$3.63** **Total: \$6.26**

Leasing Contact: **Tracy Hishon (416) 674-3562 email: thishon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
B - 3/4	4,406	\$10.50	Immediately	100% office, open concept, Ground floor, Layout available, TMI \$6.68

28 Fulton Way (Leslie & Hwy 7)

Operating Costs: **\$7.10** Realty Taxes: **\$2.19** **Total: \$9.29**

Leasing Contact: **Tracy Hishon (416) 674-3562 email: thishon@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
8-102	3,139	\$10.00	Immediately	Open concept - Use must be research and development

Mississauga

Meadowvale North Business Park - 6775 Financial Drive (Hwy 401 & Mississauga Road)

2009 Operating Costs: **\$8.97** Realty Taxes: **\$4.92** Hydro: **Total: \$13.89**

Leasing Contact: **Tracy Macdonald (416) 674-3578 email: tmacdonald@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
101	4,693	\$19.00	Immediately	\$25.00 TI allowance, 10 year deal
501	4,371	\$20.00	Immediately	\$30.00 TI allowance, 10 year deal

Meadowvale North Business Park - 6696 Financial Drive (Hwy 401 & Mississauga Road)

2009 Operating Costs: **\$3.94** Realty Taxes: **\$4.32** Hydro: **Total: \$8.26**

Leasing Contact: **Tracy Macdonald (416) 674-3578 email: tmacdonald@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
2	22,000	\$18.50	December 2009	100% office

Meadowvale Corporate Centre - 2000 Argentia Road (Hwy 401 & Mississauga Road)

2009 Operating Costs: **\$9.09** Realty Taxes: **\$2.92** Hydro: **\$1.25** **Total: \$13.26**

Leasing Contact: **Corrine Dorazio (416) 674-3258 email: cdorazio@bentall.com**

Suite	Sq./Ft	Net Rent	Availability	Comments
Plaza II 101	5,250	\$15.50	February 2009	Mixture of open area and private offices, boardroom, kitchen, and reception
Plaza III 302/303	3,312	\$15.50	February 2009	Mixture of open area and private offices, boardroom, kitchen and reception

6200 Dixie Road (Dixie Road & Hwy 401)

Operating Costs: **\$8.08** Realty Taxes: **\$1.67** Hydro: **Included** **Total: \$9.75**

Leasing Contact: **Sean Bryson (416)674-3588 email: sbryson@bentall.com** *\$0.80 psf (per year) selling commission.*

Suite	Sq./Ft	Net Rent	Availability	Comments
215	1,715	\$7.50	Immediately	100% office, 2nd storey space. Corner suite, 6 offices & open area
220	5,113	\$7.00	Immediately	100% office, 2nd storey space. Fully built out, numerous offices, kitchenette Divisible
221	934	\$7.50	Immediately	100% office, 2nd storey space, 3 offices

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Oakville

Ennisclare Corporate Centre - 1075 North Service Road (QEW & 4th Line)

2009 Operating Costs: **\$9.17** Realty Taxes: **\$2.18** Hydro: **\$1.90** Total: **\$13.25**

Leasing Contact: **Corrine Dorazio (416) 674-3258** email: cdorazio@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
14	4,027	\$11.50	Immediately	Mixture of open area and private offices, boardroom, kitchen, and reception Small warehouse component. Atrium lobby exposure

Burlington

5045 South Service Road (QEW & Appleby Line)

2009 Operating Costs: **\$7.19** Realty Taxes: **\$3.93** Hydro: **Included** Total: **\$11.12**

Leasing Contact: **Tracy Macdonald (416)674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
400	15,250	\$17.00 - \$17.50	Immediately	\$25.00 Tenant Improvement Allowance. Exterior signage available
500	15,250	\$17.00 - \$17.50	Immediately	\$25.00 Tenant Improvement Allowance. Exterior signage available

3027 Harvester Road (QEW & Guelph Line)

2009 Operating Costs: **\$8.72** Realty Taxes: **\$2.12** Hydro: **Included** Total: **\$10.84**

Leasing Contact: **Tracy Macdonald (416)674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
503	2,094	\$12.00	Immediately	Leased thanks to Jamie Grossman of LNR Corporation
346	938	\$12.00	Immediately	Leased thanks to Dave Garrett of Cushman Wakefield Lepage

5063 North Service Road (Hwy 403 & Appleby Line)

2009 Operating Costs: **\$7.74** Realty Taxes: **\$2.71** Hydro: **Included** Total: **\$10.45**

Leasing Contact: **Tracy Macdonald (416)674-3578** email: tmacdonald@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
102	8,338	\$12.50	Immediately	Mixture of open area and private offices
201	4,520	\$12.50	Immediately	Mixture of open area and private offices
202	4,951	\$12.50	Immediately	Mixture of open area and private offices

Waterloo

180 King Street South

Operating Costs: **\$7.96** Realty Taxes: **\$3.60** Hydro: **Included** Total: **\$11.56**

Leasing Contact: **Andrew Boughner (416) 813-3636** email: aboughner@bentall.com

Suite	Sq./Ft	Net Rent	Availability	Comments
600	16,434	\$12.00	Immediately	Full floor, fully improved, divisible to 2,250 sf.